

2020-073304

2020 Oct 14

8:34 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

WARRANTY DEED

201K03012

3
THIS INDENTURE WITNESSETH, that JOHN B. SKRUNDZ, JR AND JENNIFER L. SKRUNDZ, HUSBAND AND WIFE, of Lake County, Indiana ("Grantors"), CONVEY and WARRANT to LEX T. PAZ, of Lake County, Indiana ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following-described real estate located in Lake County, Indiana, to-wit:

PART OF LOT 2 IN THE RESUBDIVISION OF LOT 9 IN AMBER CREEK TOWNHOMES, AN ADDITION TO THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 57, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 2 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST, ALONG THE SOUTH LINE THEREOF, 55.07 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, 105.00 FEET; THENCE WEST, PARALLEL TO SAID SOUTH LOT LINE, 71.69 FEET TO A POINT ON THE CURVED WESTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE CURVED WESTERLY LINE OF SAID LOT, AN ARC DISTANCE OF 106.74 FEET TO THE POINT OF BEGINNING.

Subject to all easements, restrictions, rights-of-way and public roadways of record.

Subject to all prior reservations and conveyances of, and agreements relating to, the coal, oil, gas, and all other minerals and mineral rights underlying the above-described real estate, but Grantors convey to the Grantee all their right, title and interest in and to the coal, oil, gas and other minerals and other mineral rights underlying the above-described real estate.

Subject to the real estate taxes for the year 2019, due and payable in 2020, and all subsequent taxes and all assessments, all of which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, Grantors have executed this deed this 30th day of Sept., 2020.

John B. Skrundz, Jr.
JOHN B. SKRUNDZ, JR



Jennifer L. Skrundz
JENNIFER L. SKRUNDZ

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

054079

OCT 09 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

ck. 05080257

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared JOHN B. SKRUNDZ, JR AND JENNIFER L. SKRUNDZ, HUSBAND AND WIFE, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

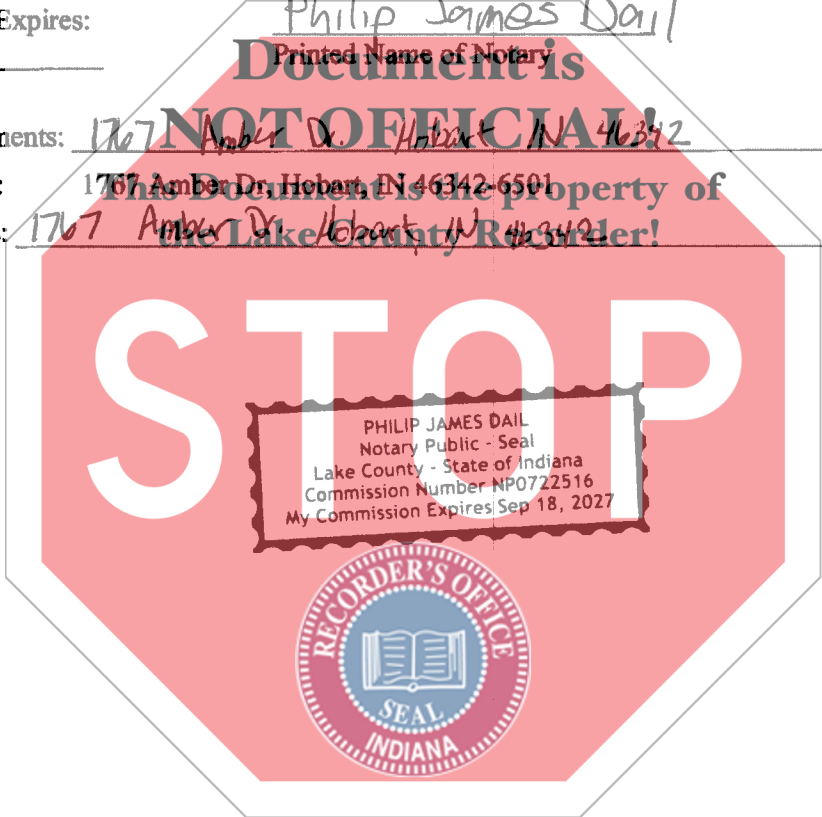
WITNESS my hand and Notarial Seal this 7th 30th day of September, 2020.

My County of Residence
is Lake
County, State of Indiana, and
My Commission Expires:
9-18-27

Philip James Dail
Notary Public

Philip James Dail
Printed Name of Notary

Mailing tax statements: 1767 Amber Dr. Hobart IN 46342
Property Address: 1767 Amber Dr. Hobart IN 46342-6501
Grantee's address: 1767 Amber Dr. Hobart IN 46342



EXECUTED AND DELIVERED in my presence:

Jared Stalaker [Witness' Signature]

Witness: Jared Stalaker [Witness' Printed Name]

STATE OF INDIANA)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared Jared Stalaker, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by JOHN B. SKRUNDZ, JR AND JENNIFER L. SKRUNDZ, HUSBAND AND WIFE in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 30th day of Sept. 2020.

My County of Residence is Lake County, State of Indiana, and My Commission Expires: 9-18-27

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
Philip James Dail
Notary Public
Printed

This instrument was prepared by Andrew C. Briscoe, Attorney-at-Law, Briscoe Legal Services, LLC, 7683 Deerfield Lane, Zionsville, IN 46077. However, the preparer has not reviewed an updated abstract or title evidence for this real estate and this instrument was prepared pursuant to instructions from Grantors and Grantee with the understanding that there was no updated abstract or title evidence furnished and Grantee was satisfied to accept title to this real estate without any review by the title preparer of an updated abstract or title evidence. Briscoe Legal Services, LLC, assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by Grantors' execution and Grantee's acceptance of this instrument.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Andrew C Briscoe

PHILIP JAMES DAIL
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0722516
My Commission Expires Sep 18, 2027